

Kansas Preservation

November/December 2008 • Volume 30, Number 6

REAL PLACES. REAL STORIES.

Now Online



*Historic Resources
Inventory Database*

See story on page 1.





Newsletter of the Cultural
Resources Division
Kansas Historical Society

Contents

1

Kansas Historic Resources
Inventory Database

5

Window Repair Videos
Now Available

7

The Ranch House in Retrospect

10

Post-War Neighborhoods:
Teardown Targets?

12

Plains Archeologists Honor Wedel

KANSAS PRESERVATION

Published bimonthly by the Kansas Historical
Society, 6425 SW 6th Avenue,
Topeka KS 66615-1099.

Please send change of address information
to the above address or email
cultural_resources@kshs.org.

Third class postage paid at Topeka, Kansas.

Jennie Chinn, State Historic Preservation Officer
Patrick Zollner, Deputy SHPO, Editor
Linda Kunkle Park, Graphic Designer

Partial funding for this publication is provided by
the National Park Service, Department of the
Interior. The contents and opinions do not
necessarily reflect the views or policies of the
Department of the Interior, nor does the mention
of trade names or commercial products
constitute an endorsement or recommendation
by the Department of Interior.

This program receives federal funds from the
National Park Service. Regulations of the U.S.
Department of the Interior strictly prohibit
unlawful discrimination in departmental federally
assisted programs on the basis of race, color,
national origin, age, or handicap. Any person who
believes he or she has been discriminated against in
any program activity or facility operated by a
recipient of federal assistance should write to:
Office of Equal Opportunity, National Park Service,
1849 C Street NW, Washington D.C. 20240.



Preservation in the News

The Brown Mansion in Coffeyville is one of Montgomery County's grandest and most prominent residences. Completed in 1906, the mansion was built for W.P. Brown, a prominent oil and gas entrepreneur in Coffeyville, on top of a hill overlooking land owned by Brown. Listed in the National Register of Historic Places on December 12, 1976, the Brown Mansion is now owned by the Coffeyville Historical Society and is operated as a museum open to the public. The Coffeyville Historical Society was recently awarded a Save America's Treasures grant in the amount of \$221,000 for much needed repairs to the house. The historical society is currently working to raise funds to match the dollar-for-dollar grant.

To find out more about the Brown Mansion and the
restoration efforts:

- *Montgomery County Chronicle*
"Brown Mansion showing her age"
October 23, 2008
taylornews.org/mcc
- Brown Mansion Website
brownmansion.com

Read more Preservation in the News on page 11.

Kansas Historic Resources Inventory Database

The Kansas Historical Society (KSHS) is pleased to announce the launch of its newest online resource – the Kansas Historic Resources Inventory database (KHRI). KHRI contains the state's surveyed historic properties.

by Caitlin Meives
KSHS Survey Coordinator



A survey involves identifying historic resources in a given community and gathering data on those resources. The type of data gathered can include a basic history of the area, architectural styles, dates of construction for individual resources, the current condition of resources, and photographic images. This information was formerly combined into a single page survey form, usually with only one photograph. KHRI's innovative online survey system allows users to upload all their survey information without restricting the amount of text or images. Each submission is reviewed by the Historical Society. Once approved, it becomes available to the general public on KHRI. Rather than being stored in cabinets at the Historical Society, survey forms and images are now accessible to anyone, anywhere, at the click of a mouse!

KHRI is free, open to the public, and designed with the typical Internet user in mind. Anyone interested in Kansas history or Kansas' historic built environment – including buildings, sites, structures, and objects – is encouraged to visit KHRI at ksks.org/khri. Users will find a wealth of information and images contained in the more than 50,000 records.

Some basic info:

- KHRI is jointly administered by KSHS and DASC (Data Access & Support Center), a division of the Kansas GIS

Initiative at the University of Kansas, kansasgis.org.

- KHRI contains more than 50,000 records of surveyed historic properties, located throughout the state.
- Many of the existing records contain multiple images.
- Visitors to KHRI can peruse the inventory as unregistered users.
- Visitors to KHRI can also become registered users and update existing surveys or submit surveys for previously undocumented resources.

How to get started:

- Go to ksks.org/khri
- Read the online tutorial to learn about KHRI's innovative features.
- Search for historic properties using the search and search results tabs. This function is available to all users, who do not have to be logged in.
- View survey forms with detailed information and images on the details tab.
- Become a registered user, log in, and upload new surveys or update older survey forms with new images.

The Details:

Becoming a registered user and logging into the database allows users to submit new surveys or update old ones. Once

logged in, the following tabs can be accessed: search, search results, details, enter new, tutorial, and downloads (search, search results, details, and tutorial pages are available to unregistered users who are not logged into the system). Each tab represents a different function and all have a number of exciting features, some of which are highlighted below.

1. SEARCH

The search tab – available to all users – offers the opportunity to search KSHS's inventory of more than 50,000 surveyed historic properties. When accessing the website, users are automatically directed to the search page where they can select from one or many of the fields that appear below. This flexibility enables users to search in a number of different ways – for a specific property or property type, for properties in a geographic area, for properties constructed during a specific period of time, or simply to browse Kansas' historic resources.

Below, in this example, a search has been performed for the barn type "Midwest Prairie." The results have then been sorted by year of construction.

Kansas State Historical Society

Search Search Results Details Enter New Tutorial Downloads

Search Options

Select one or many

County:

City:

Street Name:

Zip:

Historic Name:

Alternate Name:

Historic Function:

Present Function:

Residential/Commercial/Religious Style:

Barn Type:

Bridge Type:

Builder/Architect:

Year of Construction: >= <= (enter one or both fields)

Remarks contain: (searches all remark fi

Above, six different tabs are available to registered users who are logged into the database. Clicking on the tabs will bring the user to that page. One or many of the above fields may be selected when performing a search. The "year of construction" field allows users to search for properties built during a specified range of years.

Kansas State Historical Society

Search Search Results Details Tutorial

Displaying 1 to 20 of 56 records. Next ▶

Search Terms: **Midwest Prairie**

Click on Inventory number to view record details. Click on column headings to sort.

Record	Inventory	Historic Name	Address	City	County	Historic Function	Construction	Architectural Style	Survey Project	Sequence Number	National Register	Potential Eligibility	Review Status
1	201-71	Steele Farmstead	613 CROSS CREEK RD	Barnes	Washington	Agriculture/Subsistence	1880	Midwest Prairie	Kansas Historic Barns	263	No	Not Assessed	Approved
2	139-0000-00006	Mills Barn / Old Superior Townsite	about 1 MI. S. Of Burlingame On US-56, K-31, Burlingame Vicinity	Arvonia	Osage	Agriculture/Subsistence	1888	Midwest Prairie			No		Approved
3	013-203	Farrar Farm	2162 240TH ST	Baker	Brown	Agriculture/Subsistence	1900	Midwest Prairie	Kansas Historic Barns	301	No	Not Assessed	Approved
4	085-134	Jim Fonce	17012 182 RD	Mayetta	Jackson	Agriculture/Subsistence	1900	Midwest Prairie	Kansas Historic Barns	339			Approved
5	099-172	Charles Reed Farm	623 1600 RD	Mound Valley	Labette	Agriculture/Subsistence	1900	Midwest Prairie	Kansas Historic Barns	264			Approved
6	097-419	Unknown	15648 Hickory Point RD	Winchester	Jefferson	Agriculture/Subsistence	1900	Midwest Prairie	Kansas Historic Barns	307			Approved
7	147-93	Debey Farmstead	2959 E 500 RD	Phillipsburg	Phillips	Agriculture/Subsistence	1900	Midwest Prairie	Kansas Historic Barns	051	No	Not Assessed	Approved
8	161-2058	Brothour Farm	17410 Stanton RD	Green	Ellis	Agriculture/Subsistence	1900	Midwest Prairie	Kansas Historic	343			Screened

2. SEARCH RESULTS

After selecting the search criteria on the search page and clicking the "search" button, users will be brought to the search results tab where all the records matching the search criteria are displayed in a numbered list. Users can sort the search results using any of the column headings, including year of construction, city, county, or architectural style. For example, a search for "Midwest Prairie barn" produces 57

results. These results can be organized in a number of ways, depending on the type of information the user wishes to gain. Clicking on "county," for instance, will sort the results alphabetically by county. This might be useful for users looking for Midwest Prairie barns in a specific area. Sorting by year of construction might be useful for users interested in the date ranges of Kansas Midwest Prairie barns.

Search Search Results Details Enter New Tutorial Downloads

Print to PDF

Edit

157-66
Rae Hobson Memorial Library
401 PAWNEE AVE
Republic

Location

County: Republic
Address: 401 PAWNEE AVE
Address Remarks:
City: Republic Zip: 66964
Legal Description: Section 36 Township 1S Range 5
Legal Description Remarks: Lots 9 & 10, Block 6
Datum: WGS84
Latitude 1: 39.92396 Longitude 1: -97.82165
Latitude 2:
Longitude 2:
Latitude 3:
Longitude 3:
Latitude 4:
Longitude 4:

3. DETAILS

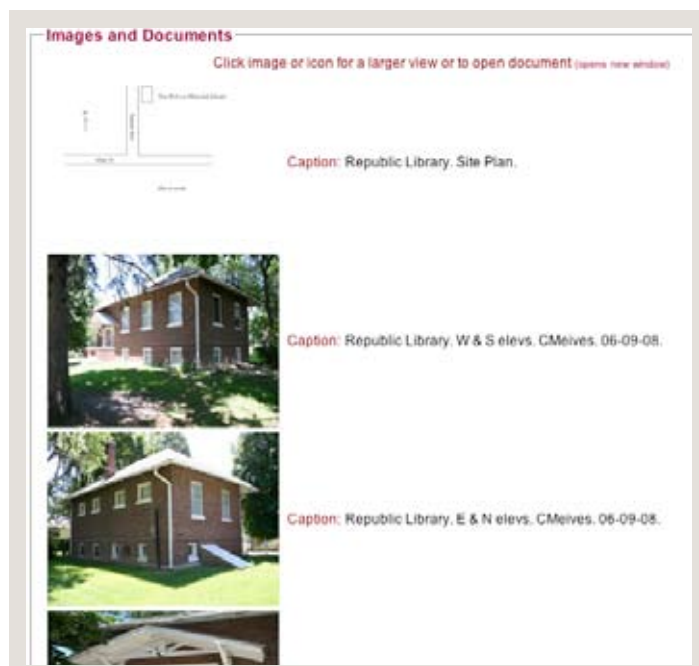
Clicking on the inventory number of any of the records displayed on the search results page will bring users to the details page. This page is the new online version of the survey form and includes information such as address, legal description, architectural style, and year of construction. The information is organized into separate sections – location, description, owner, register status, survey, record review, images and documents, and edit history. The edit history section allows users to see how the survey form has

evolved with links to past versions. Also present on this page are any digital images, scans, PDFs, or other documents that have been uploaded to the survey form. Clicking on the image thumbnails will open a new window with a full-size version of the image. Clicking on other attachments, such as PDFs, will also open those files in a new window.

At the top and bottom of the details page are two important features – print to PDF and edit. Clicking on the print to PDF button will open a printable version of the survey form in Adobe Reader (be sure to disable your pop-up blocker). Users who are logged into the database can utilize the edit feature to update the survey form with new information or images.

4. ENTER NEW (see next page)

The enter new tab is where users can go to submit new surveys. All information and photographs gathered in the field can be entered and uploaded at this page. In order to maintain consistent terminology, much of the form utilizes pull-down menus. “Remarks” fields are provided for additional information or for instances where the pull-down



Above, portion of a typical details page. Left, a portion of the details page showing image and site plan thumbnails. Printable versions of survey forms can be accessed in the details tab by clicking on the “Print to PDF” button at the top or bottom of the page (please be sure to disable your pop-up blocker).

Screenshot showing the “enter new” page. Here you can see an example of a pull-down menu as well as the corresponding pop-up tool-tips for the historic function field.

menu options are not a perfect fit. In addition to the step-by-step instructions available under the tutorial tab, this page provides a convenient feature for users: placing the mouse over a field label activates pop-up tool tips with instructions for filling out each field.

5. TUTORIAL

Users who are not logged into KHRI can access the tutorial tab for an introduction as well as instructions for searching the database and becoming a registered user. Once logged in, users will be able to access the complete KHRI tutorial, including step-by-step instructions for entering survey information on the enter new page. New users are encouraged to read the tutorial carefully before using the database.

6. DOWNLOADS

The downloads tab includes links to a map of Kansas county abbreviations and a printable PDF version of the “field survey checklist.” This form can be used as a guide when surveying historic properties in the field (it should not, however, be submitted to KSHS). In the future, this page will also contain other helpful downloads such as architectural field guides.

All of these features are designed to make the survey process easier and more accessible to all users—KSHS staff, preservation consultants, and the general public. KSHS encourages anyone interested in historic buildings, sites, structures, and objects to

survey properties in his or her local community (or traveling throughout the state), take digital images, and submit them online at KHRI. In order to submit surveys, users must register online at KHRI. Alternatively, if you find a property in your community that is already on the database but could use an update or new image, please become a registered user and help document Kansas’ built environment.

The new survey database is also intended to serve as a resource for anyone interested in exploring Kansas’ great and varied historic resources. Please note that users browsing the inventory will find records with varying levels of documentation. New and recently updated surveys contain complete survey information, multiple color images, and site plans. Older records, however, may have minimal information with only a single scanned black-and-white photograph, and there are still many records that have incomplete information and lack any type of image. KSHS staff is continually updating these records and is excited to have this new online resource to better facilitate the process.

For more information, visit the KHRI database at kshs.org/khri or contact Caitlin Meives, KSHS survey coordinator, 785-272-8681, ext. 257; cmeives@kshs.org.

Window Repair Videos Now Available

For decades consumers have been led to believe that replacing their old wood windows with new vinyl, metal, or clad windows will improve their home. Replacement windows have been marketed as energy efficient, and therefore environmentally friendly, and economical, by saving the homeowner money over the lifespan of the window.

by Julie Weisgerber
Federal Tax Credit Reviewer

In reality, properly repaired wood windows can be equally energy efficient, are more environmentally friendly, are a far better financial investment, and preserve one of the most important character-defining features of a historic home.

In regards to energy efficiency, "U-value" is commonly used as a guide for choosing replacement windows. U-value is the measurement of heat transfer through a given building material – the lower the number, the better the efficiency. According to an article by Noelle Lord in the September/October 2007 issue of *Old House Journal*, a restored wood window without a storm window has a U-value of 1.10 while a new replacement window with double-paned glass has a U-value 0.58. If a storm window is added to the historic window, however, the U-value drops to 0.50. This efficiency is only exceeded in a replacement window when a low-E coating is added to the double-paned glass, which drops the U-value to 0.35.

In terms of saving money, the article noted that repairing a historic wood window and adding a storm window will save the building owner about \$13 per window a year in energy costs. When these savings are divided by the cost of repairs, it takes 4.5 years to see a return on investment. In contrast, a replacement window with double-paned glass will save the owner about \$11 a year, but it takes 40.5 years before the savings pay back the cost of the windows. If replacing with a new window that has both the double-paned glass and the low-E coating, a savings of \$16 a year will be realized, taking 34 years for the owner to recoup the initial investment.

In addition, replacement windows are not really environmentally friendly. When the historic windows are removed, they are usually taken to the landfill, while the new replacement windows have consumed energy in the

production process and subsequent transportation. Even if a building owner considers 34 or 40.5 years to be a reasonable period to wait for a return on investment, the replacement windows often do not last that long. Especially troubling is the fact that most replacement windows cannot be repaired. If a stile breaks or the glass fogs, a not uncommon occurrence, the entire window unit must be replaced. Even if replacement costs are covered by warranty, the environment still suffers because the substandard window is taken to the landfill and a new window must again be produced. Conversely, historic windows are constructed of individual components that can be replaced or repaired.

Perhaps most importantly, original windows are character-defining elements of a historic house. Their replacement will adversely affect the historic integrity of the house and may prevent it from being eligible for listing in the National Register of Historic Places or the Register of Historic Kansas Places.

For the past several years, the SHPO staff has observed an alarming increase in the number of our state's historic properties that have been negatively impacted by replacement windows. While KSHS offers several financial incentives to aid in the restoration of listed properties, our agency has struggled to find effective ways to educate the public on this issue. Since neither KSHS nor the preservation community has millions of dollars to spend on print and television ad campaigns to counter the window replacement manufacturers and advocate the need to retain historic windows, we turned to a newer form of media, the Internet. Taking a cue from the National Trust for Historic Preservation and its new interactive website, preservationnation.org, the SHPO staff teamed up with two



Kansas experts in window repair, Dennis Brown and Mike Goans of Lawrence, to produce five videos on window repair for the “do-it-yourself” homeowner and placed them on the popular website, YouTube.

The first two video segments are informational with the focus on understanding all the working parts of a window and how even minor fixes can promote energy efficiency. The next three videos address various step-by-step repairs, such as replacing broken sash cords, safely removing old windows

and re-glazing windowpanes. The viewer will also learn how to use an appropriate epoxy mix to repair rotted and damaged wooden parts.

While the videos are located on YouTube and can be found by searching for “KansasSHPO,” they may also be accessed from our website, kshs.org. If you have any questions about making repairs to your building and the available financial incentives, please call the Cultural Resources Division at 785-272-8681, ext. 240.

Update on Safety Rest Areas in Kansas

by Marsha K. King
KDOT Archeologist

In the late 1970s and early 1980s there was a push by the state government toward closing highway rest areas and letting the traveling public rely on commercial establishments (e.g., gas stations, convenience stores, fast food restaurants, and/or city parks) to provide parking areas, rest room facilities, and places for travelers to stretch their legs. Staff at Kansas Department of Transportation (KDOT) argued that while this might work in some parts of the state, in other areas such commercial facilities were either too far apart or not open sufficient hours to accommodate travelers. A study was undertaken to come up with suggestions of which rest areas to close and those to retain.

The November 1983 “Roadside Park Study: An Analysis of the Usage and Demand of Kansas Non-Interstate Rest Areas and Turnout Locations” detailed the conclusions of this study, including options and recommendations for significant changes in the system. The study recommended elimination of: rest areas, roadside parks, and turnouts with low visitation; those in or within five miles of cities; those with obsolete or substandard facilities; and all Class I turnouts with no facilities. The study proposed that 44 roadside parks/rest areas remain open, 57 be turned over to another authority (local government), 20 be converted to minimum service level, and 38 be closed with existing facilities removed.

The first safety rest area in Kansas was built in 1934. By 1958 there were 139 rest areas or roadside parks on the Kansas highway system. KDOT currently lists a total of 160 roadside facilities. The majority of these, 69, are turnouts with a state historical marker and no other facilities.

Another 28 provide picnic tables at a turnout, but no other facilities. Seventeen have both a historical marker and picnic table(s). Restroom facilities are provided at 44 safety rest areas, with a historical marker located at 17 of these. Two rest areas are overlooks with no other services.

KDOT has continued to build new rest areas in heavily travelled areas. In the 1990s two new rest areas were constructed on a hill between the east bound and west bound lanes of I-70 just east of Paxico. These are well-lighted, ADA-compatible, safety rest areas with rest room facilities, historical markers, wireless Internet service, picnic tables, grills, shelters, and trailer dump facilities. KDOT is currently completing a new safety rest area on U.S. 69 in Linn County near the town of Trading Post. It is scheduled to open in 2009. Working in conjunction with the U.S. Fish & Wildlife Service, KDOT has designed this modern rest area with displays and a wetland walking trail, in addition to parking, restroom facilities, and lighting.

Correction

Several sharp-eyed readers noticed that our caption for the lead photo in the Kansas Safety Rest Area article from the September/October 2008 issue was incorrect. The Safety Rest Area depicted is actually east of Paxico in Wabaunsee County. This SRA was replaced by the current facility in the late 1990s.



The Ranch House in Retrospect:

First Ranch Style Survey in Kansas Highlights Early 1950s Custom Designs

By Sally F. Schwenk and Kerry Davis,
Sally Schwenk Associates, Inc.



Today the National Register of Historic Places recognizes the significant cultural impact of Ranch House subdivisions as reflections of the ideals, lifestyles, architecture, and economy of one of the most important eras of American history.

Ranch House subdivisions are becoming the next wave of historic district listings, just as significant numbers of early 20th century bungalow and Tudor Revival style neighborhoods have received designations in the last 20 years. Increasingly, local planning departments consider the preservation of mid-20th century subdivisions as a strategy to stabilize and revitalize first tier suburbs.

Threatened with a zoning change from single- to multi-family use in 2006, residents of the Southmoor neighborhood applied for historic designation from the Overland Park Landmarks Commission. The historic neighborhood, platted by streetcar and land developer William B. Strang in 1909, is a microcosm of 100 years of suburbanization in Overland Park. After some controversy, the commission instead encouraged property owners to consider submitting for

designation a smaller area within the larger neighborhood that demonstrated similar characteristics. With the guidance of the Overland Park Historical Society, the preservationists selected a 1950s enclave of 34 Ranch House-style residences. In an effort to establish these subdivisions as significant, as well as to educate the community at large, the historical society sought and in 2007 received a Historic Preservation Fund survey grant from the Kansas Historical Society to determine the National Register eligibility of properties in the survey area. The effort was the first initiated by the State Historic Preservation Office program to document Ranch House property types in the state.

The properties in the survey area reflect the peak of popularity of the Ranch House style that occurred during the 1950s, one of the largest building booms in American history.



The phenomena contributed to the meteoric transformation of Overland Park from a small suburban agrarian community to a significant post-World War II metropolitan suburb. Throughout the 1950s Overland Park and other small suburban communities in Johnson County experienced a major housing boom absorbing an influx of returning veterans seeking home ownership and a return to normalcy. Two major factors influenced this event – improved local, regional, and federal transportation networks and federal mortgage legislation that stimulated housing loans to the working and middle classes. The result was an increase in housing loans nationally from \$6 to \$20 billion between 1950 and 1956.

The replatting of portions of the 160-acre Southmoor Subdivision into the Broadmoor subdivisions reflects the initial period in the development in Johnson County of what became known as Ranch House suburbs. Construction in the two subdivisions occurred between 1951 and 1959. This occurred prior to and overlapped the emergence in Johnson County of the large-scale merchant builders who used mass

standardization and the community planning expertise of site planners, architects, and landscape architects, that characterized large-scale housing developments in Overland Park and Johnson County by the end of the decade.

Thus, the survey area is a unique reflection of the work of early post-World War II, small-scale owner/subdividers who portioned their property into single-family lots; paved streets, curbs, and sidewalks; water, sewer, and gas mains; and electricity and telephone lines. The subdivider sold the lots to prospective homeowners who hired their own builder or to homebuilders who constructed several “spec” houses for resale.

The houses in the survey area reflect the mainstream enthusiasm established by 1951 for the Ranch House-style “dream houses,” an important transition in the evolution of the Ranch House style that began in the 1930s in California. Their newness and modernity initially stimulated the development of the custom-designed Ranch House market rather than the later mass-market subdivision tracts. The appeal of the custom Ranch House style was, at this time, as a

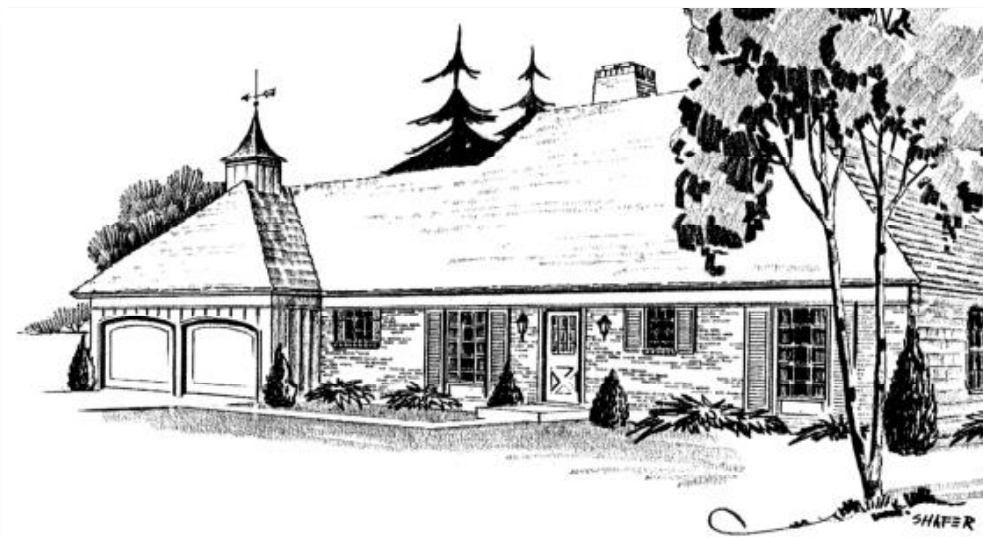


Image from 1959 Parade of Homes courtesy of KC Modern.



conservative trendsetter – a symbol of social and economic status, self-determination, convenience, and an open, informal lifestyle.

The custom-built residences in the survey area, individually, and as a distinct grouping, reflect local builders' variations of the popular Ranch House style and "cutting edge" architectural features of custom homes built for middle- and upper-middle class families. According to the original owner who still resides in the first house erected after the war, the lot cost \$2,250 and the house cost around \$20,000. All were initially owned by middle-class managers, small business owners, and professionals.

The one-story houses all have low-pitched gable or hip roofs and moderate to wide eaves that meet a minimal set-back restriction. They feature an asymmetrical arrangement of building features, a combination of wall materials, shallow entrance porches, broad brick chimneys, rear patios, and large "picture" windows. Other windows are single or paired double-hung sash units or horizontal casements set high in the wall. Decorative shutters and other elements that reference historic treatments such as American Colonial and French Provincial designs are common. Differing arrangements of the eave lines, ridge lines, and the front wall break up the flat, horizontal form. The Linear, L-shape, T-shape, or Complex plan sub-types further categorize their stylistic treatments. The advent of compact and less costly air-conditioning equipment after the war eliminated earlier house plans that were one room deep in order to catch the breezes from different directions.

The Ranch House plan emphasized family interaction with no divisions between the areas for the adults and the children. Bedrooms occupied one area; centrally located kitchen, bathrooms, and utility rooms shared plumbing and were in another area with the living and dining areas near the kitchen. A new family room, the "den," near the kitchen, provided a prominent and convenient location for the new

television set. The ubiquitous attached two-car garages found in the survey area, served as an adjunct to the kitchen, housing washers, dryers, and the freezer, rather than serving as the exclusive domain of workshop and car.

Today a number of forces stimulate the resurgence in popularity of the Ranch House style home. One is a growing fascination among the children of baby-boomers with mid-century design that has created a real estate market niche for Ranch House-style residences. Moreover, to the baby-boomer empty nester, the Ranch House presents an easy, relatively inexpensive to maintain option to those wishing to downsize and move closer to established suburban and urban commercial centers and community amenities.

The most controversial of these forces is the backlash to Ranch House tear-downs and their replacement with out-of-scale "McMansions" shoehorned into small lots platted 50 years ago that destroy the visual and, consequently, the long-term economic value of both middle- and upper-class Ranch House neighborhoods. Processes inherent in the historic survey and designation process to identify and evaluate economic impact and incentive programs and to target preservation efforts can become incorporated into the land use decision-making process of first-tier suburban communities and the successful utilization of preservation methodology as an economic tool in the stabilization and revitalization of aging Ranch House-style neighborhoods.

Based on the survey report prepared with research assistance from Scott Lane, KC Modern; Florent Wagner and Linda Hanson, Overland Park Historical Society; and Melissa Fisher Isaacs, Johnson County Museum



Post-War Neighborhoods: Teardown Targets?

Once heard only in the pricey precincts of places like Aspen or Beverly Hills, the term “teardown” has become familiar in neighborhoods across the country. It describes the process where a property is sold, the existing house is demolished, and a new, much larger home is built in its place. The National Trust for Historic Preservation has documented more than 500 communities in 40 states that are experiencing teardowns.

by Jim Lindberg

National Trust for Historic Preservation

This trend is impacting older and historic neighborhoods in two ways. First, significant historic architecture is being demolished, ranging from classic bungalows to landmarks designed by well-known architects. Second, the overall historic character and livability of older neighborhoods is reduced when developers try to shoehorn large new houses into places where they don't fit. These structures overwhelm adjacent homes and threaten the very qualities that make historic neighborhoods so attractive in the first place.

Teardowns bring other impacts as well. Many of the new homes are built using suburban building formulas, such as front-facing garages and large driveways, which discourage pedestrians and limit social interaction. The demolition of functional homes also wastes energy and materials and overburdens landfills. As modestly-sized homes are replaced with much larger structures, affordability is reduced and social and economic diversity declines.

Teardowns in post-World War II neighborhoods

The teardown trend has spread to post-World War II

neighborhoods as well. One reason is that homes from the 1950s, '60s and '70s have reached a point where they typically need maintenance and updating. In addition, room layouts and architectural styles from this period are still viewed by many consumers as out-of-date. Ranch houses and split-levels have not yet acquired the sense of rareness or antiquity that cause people to want to save them. These attitudes are changing, however. Various “Mid-Century Modern” groups have popped up around the country to promote the preservation of post-World War II homes, from the California subdivisions laid out by Joseph Eichler to the Kansas City-area homes built by Donald Drummond.

Homes from the post-World War II period are particularly at risk in places where the land underneath has become highly valuable. Many subdivisions built after World War II feature small to moderate-sized homes on spacious lots. Among realtors, the phrase “small house on large lot” is a polite way of saying: the existing house is not worth saving, but there's plenty of room to build a nice big new one! Developers look at these large lots and see potential profits.

An informal “rule of three” is often used by developers to evaluate a teardown candidate. According to this formula, if current zoning allows a new structure that is at least three times as large as the existing home, then a teardown scenario may be profitable. This rule can apply to modest “starter houses” built by anonymous developers or large landmarks designed by prominent architects. In post-World War II neighborhoods, generous lot sizes and permissive zoning usually make it easy to triple the size of an existing home.

Teardown prevention strategies

What steps can communities take to prevent teardowns or better manage their impact? Experience around the country has shown that there is no one “silver bullet” for fighting teardowns. Instead, a combination of strategies is likely to be most successful. As the rule of three suggests, one of the key underlying causes of the teardown trend is the mismatch between the size of existing homes and what current zoning allows. Some communities are rewriting their zoning codes to encourage the conservation of existing structures. This is accomplished by calibrating building standards more closely to what already exists on the ground. Sometimes called “context-based” or “form-based” zoning, these new codes carefully describe the orientation, scale, massing, and overall form of what can be built on a given lot. Rather than a one-size-fits-all approach, form-based zoning standards can be tailored to fit a range of historic development contexts, from the rectangular grids of the streetcar-era to the curving

streets of post-World War II neighborhoods.

Rewriting the base zoning code is just one strategy to address concerns about teardowns. Other strategies include changing lot coverage and open space requirements, adjusting floor-area-ratios, increasing setbacks, and limiting heights. Traditional historic preservation tools such as designation and protection are also effective. In post-World War II neighborhoods, conducting historic resource surveys and establishing historic contexts is a particularly important early step.

Online resources to combat teardowns

The National Trust for Historic Preservation has prepared a summary of how communities around the country are responding to the teardown trend. “Teardown Tools on the Web” is a free, downloadable compendium describing approximately 30 different tools, with links to more than 300 local programs, plans, ordinances, and examples. Additional information about the teardown trend, including links to publications, articles, and other resources, can be found at PreservationNation.org/issues/teardowns.

Jim Lindberg is director of preservation initiatives in the Mountains/Plains office of the National Trust for Historic Preservation. He is the co-author, with Adrian Scott Fine, of Protecting Historic Neighborhoods: Taming the Teardown Trend, published by the National Trust for Historic Preservation.

Preservation in the News (continued from inside front cover)

Kansas Army National Guard Receives Award

The National Trust for Historic Preservation presented the Kansas Army National Guard with a 2008 National Preservation Honor Award. The Guard was one of 21 award winners recognized at the National Trust’s annual conference held in Tulsa, Oklahoma, this past October. The award recognizes the Kansas Army National Guard for its efforts in surveying and listing historic armories across the state and utilizing state rehabilitation tax credits for restoration.

To find out more:

National Trust for Historic Preservation
“National Trust for Historic Preservation Presents
National Preservation Honor Award to
Kansas Army National Guard” October 21, 2003
preservationnation.org



Grandview School, 1988

The historic Grandview School at 1900 E. 4th in Hutchinson was demolished this past summer by USD 308. Constructed in 1922, the Grandview School was perhaps the finest example of a Craftsman-style school building in Kansas.

Plains Archeologists Honor Wedel

by Virginia A. Wulfkuhle

September 10, 2008, marked the centennial of Waldo R. Wedel's birth in North Newton, Kansas. This Kansas native had a long and distinguished career with the Smithsonian Institution in Washington, D.C., during which he conducted extensive fieldwork throughout the Plains and published prolifically.

It is difficult for archeologists working in Kansas to write anything without citing *An Introduction to Kansas Archeology*, published in 1959 as *Bureau of American Ethnology Bulletin Number 174*.

Wedel graduated from high school at Bethel Academy and attended two years at Bethel College in Newton. He received a bachelor's degree at the University of Arizona, a master's degree from the University of Nebraska, and a doctorate from the University of California at Berkeley, where he was awarded the first anthropology degree with archeology emphasis. Wedel was hired by the Smithsonian Institution as assistant curator of anthropology in 1936 and eventually rose to senior archeologist in 1965. During this period, Wedel served as the field director and party chief for the Smithsonian Missouri River Basin Surveys Project and carried out numerous projects in Kansas, including several at proto-historic Wichita Indian sites in McPherson and Rice counties. As archeologist emeritus in the department of anthropology at the Smithsonian Institution's U.S. National Museum, Wedel continued his research and publishing after retiring in 1976.

Since 1933 he published more than 120 papers and monographs plus three books.

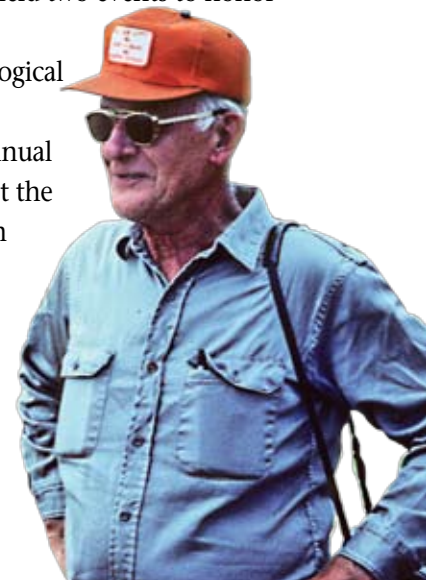
In Wedel's obituary (*Plains Anthropologist* 41(158): 317-332), Iowa archeologist David Gradwohl noted, "Wedel's publications, spanning six decades, helped define and shape research in Plains prehistory, both in descriptive and theoretical terms. Among his stellar research accomplishments were the definition of specific archaeological manifestations, the establishment of chronologies in Plains prehistory, the linkage of archaeological complexes to historically known Plains Indian tribes, the study of prehistoric Plains settlement patterns, the exploration of migration and trade systems between the Plains and the Southwest, the analysis of specific artifact categories in functional as well as culture-historical terms, the investigation of astronomical knowledge achieved by Plains Indians, and discussions of the history of Plains anthropology. Perhaps above all, Wedel is especially renowned for his incisive research on the ecology of the Great Plains and its influences on human activities through time."

Wedel married archeologist and ethno-historian Mildred Mott (1912-1995) in 1939, and they had three children: Waldo "Wally" M. Wedel of Boulder, Colorado; Frank P. Wedel of Gaithersburg, Maryland; and Linda W. Greene of Death Valley, California. At the time of his death in 1996, just short of his 88th birthday, Wedel was living in Boulder, Colorado.

This fall Kansas archeologists held two events to honor Wedel's legacy. The Mud Creek Chapter of the Kansas Anthropological Association (KAA) celebrated the occasion locally by holding its annual artifact identification workshop at the Kauffman Museum in Newton on September 27. Interested persons



Waldo and Mildred Wedel's children were able to attend the Plains Conference symposium and posed for a photograph with presenters (from left to right): Alan Osborn, Bill Chada, Bill Billeck, Jack Hofman, Linda Greene, Don Blakeslee, Mary Adair, Brad Logan, Susan Vehik, Tim Weston, Lauren Ritterbush, Donna Roper, Frank Wedel, Wally Wedel, Bob Blasing.



from the central Kansas area were invited to bring American Indian artifacts and early historical items for identification and dating by Kansas Historical Society public archeologist Virginia Wulfkühle and Kansas Department of Transportation archeologist Marsha King. The archeologists and experienced KAA members also offered suggestions for cataloguing and collection care. This event coincided with Smithsonian Museum Day, when museums and cultural institutions nationwide, including the Kauffman Museum, open their doors free of charge to Smithsonian subscribers.

The Professional Archaeologists of Kansas sponsored a symposium, "Examining Waldo Wedel's Legacy to Central Plains Archaeology," at the Plains Anthropological Conference in Laramie, Wyoming, on October 2. Donna Roper organized and chaired the session, which featured 11 papers:

- "Introduction to Waldo R. Wedel" by Wally Wedel
- "Waldo Wedel and Pawnee Archaeology" by Mary J. Adair, University of Kansas
- "Kansas City Hopewell and Steed-Kisker from a Trans-Missouri Perspective" by Brad Logan, Kansas State University

- "Ceramics from Waldo Wedel's Excavation at the Steed-Kisker Site, Missouri" by William Billeck, Smithsonian Institution
- "Fifty Years of Oneota Research and Beyond" by Lauren Ritterbush, Kansas State University
- "The Coronado Route: An Update" by Donald Blakeslee, Wichita State University
- "Perspectives on the Little River Focus Council Circles of Central Kansas" by Susan Vehik, University of Oklahoma
- "Contributions of Waldo Wedel to the Bureau of Reclamation's Cultural Resources Program" by Bill R. Chada and Robert Blasing, Bureau of Reclamation
- "Setting the Stage: Waldo Wedel and Early Formulations of Central Plains Tradition Culture" by Donna C. Roper, Kansas State University
- "Mammoth Hunting During the Late Glacial Period – Death by Lethal Injection?" by Alan Osborn, University of Nebraska
- "Waldo Wedel's Kansas Sites, Then and Now" by Timothy Weston, Kansas Historical Society

Cultural Resources Division State Historic Preservation Office (SHPO) and Archeology Staff

Jennie Chinn
Preservation Officer (SHPO)
785-272-8681, ext. 205
jchinn@kshs.org

Rick Anderson
National Register Historian
785-272-8681, ext. 228
randerson@kshs.org

Deb Beasterfeld
Office Manager
785-272-8681, ext. 240
dbeasterfeld@kshs.org

Tod Bevitt
Highway Archeologist
785-272-8681, ext. 267
tbevitt@kshs.org

Dorothy Booher
Office Assistant
785-272-8681, ext. 230
dbooher@kshs.org

Anita Frank
Archeology Office
785-272-8681, ext. 268
afrank@kshs.org

Chris Garst
Laboratory Archeologist
785-272-8681, ext. 151
cgarst@kshs.org

Bob Hoard
State Archeologist
785-272-8681, ext. 269
rhoard@kshs.org

Michelle Holmes
Administrative Assistant
785-272-8681, ext. 230
mholmes@kshs.org

Kristen Johnston
State Tax Credit Coordinator
785-272-8681, ext. 213
kjohnston@kshs.org

Marsha Longofono
Tax Credit Clerk
785-272-8681, ext. 233
mlongofono@kshs.org

Sarah Martin
National Register Coordinator
785-272-8681, ext. 216
smartin@kshs.org

Caitlin Meives
Survey Coordinator
785-272-8681, ext. 257
cmeives@kshs.org

Chris Munz-Pritchard
Senior Administrative Assistant
Contract Archeology Program
785-272-8681, ext. 235
cpritchard@kshs.org

Kim Norton
Review & Compliance
Coordinator
785-272-8681, ext. 225
knorton@kshs.org

Katrina Ringler
Grants Manager/CLG Coordinator
785-272-8681, ext. 215
kringler@kshs.org

Kimberly Smith
Grants Reviewer
785-272-8681, ext. 227
ksmith@kshs.org

Cindy Vahsholtz
Grants Clerk
785-272-8681, ext. 245
cvahsholtz@kshs.org

Tricia Waggoner
Highway Archeologist
785-272-8681, ext. 258
twaggoner@kshs.org

Julie Weisgerber
Federal Tax Credit Coordinator
785-272-8681, ext. 226
jweisgerber@kshs.org

Tim Weston
SHPO Archeologist
785-272-8681, ext. 214
tweston@kshs.org

Virginia Wulfkühle
Public Archeologist
785-272-8681, ext. 266
vwulfkühle@kshs.org

Patrick Zollner
Division Director &
Deputy SHPO
785-272-8681, ext. 217
pzollner@kshs.org

CONTACT US

Happenings in Kansas

Online at kshs.org/calendar

Through January 4, 2009

Forces of Nature

Exhibit at the Kansas Museum of History, Topeka

December 25-26, 2008

State holiday – All sites closed

December 27, 2008

State Archives & Library closed

January 25-March 1, 2009 (Sundays)

Bleeding Kansas 2009 Programs

Constitution Hall State Historic Site, LeCompton

January 28, 2009

Kansas Day celebration

Hollenberg Pony Express Station State Historic Site,
Hanover

January 29, 2009

Kansas Day Celebration

Kansas Museum of History, Topeka

January 29, 2009

Kansas Day celebration

Goodnow House State Historic Site, Manhattan

January 29, 2009

Kansas Day celebration

Fort Hays State Historic Site, Hays

January 29-July 26, 2009

Lincoln in Kansas

Exhibit at the Kansas Museum of History, Topeka

February 21, 2009

Historic Sites Board of Review, Topeka

February 21-22, 2009

KAA Certification Seminar – Ceramic Studies

Bethany University, Lindsborg

March 1, 2009

Heritage Trust Fund Grant application deadline



**KANSAS
HISTORICAL
SOCIETY**

6425 SW 6th Avenue • Topeka KS 66615 • kshs.org

RETURN SERVICE REQUESTED

NONPROFIT
ORG
U.S. POSTAGE
PAID
TOPEKA KS
PERMIT NO 299